

FOR LEASE

Retail Space Available

GLENDALE CENTER

4201-4399 East Mississippi Avenue
Denver, Colorado 80246



• HIGH TRAFFIC • DENSELY POPULATED AREA • NEAR COLORADO BLVD

- High traffic, densely populated area just east of Colorado Boulevard at Mississippi Avenue & Birch Street
- Available:
3,048 SF - former commissary
1,338 SF - end cap
- \$11.00/SF - \$14.00/SF NNN
- NNN = \$5.57/SF
- Newly remodeled

Demographics *(Source: Allocate Data 2017)*

	1 mile	3 miles	5 miles
Population	24,673	194,800	536,195
Average HH Income	\$86,205	\$103,589	\$87,512
Employees	28,265	119,244	392,087
Businesses	2,697	13,328	37,144

Traffic Counts *(CDOT 2016, *DRCOG 2013)*

On Colorado Blvd north of Mississippi	57,000 vehicles/day
On Mississippi east of Colorado Blvd	16,040 vehicles/day*

EXCELLENT SIGNAGE



Chris Vincent

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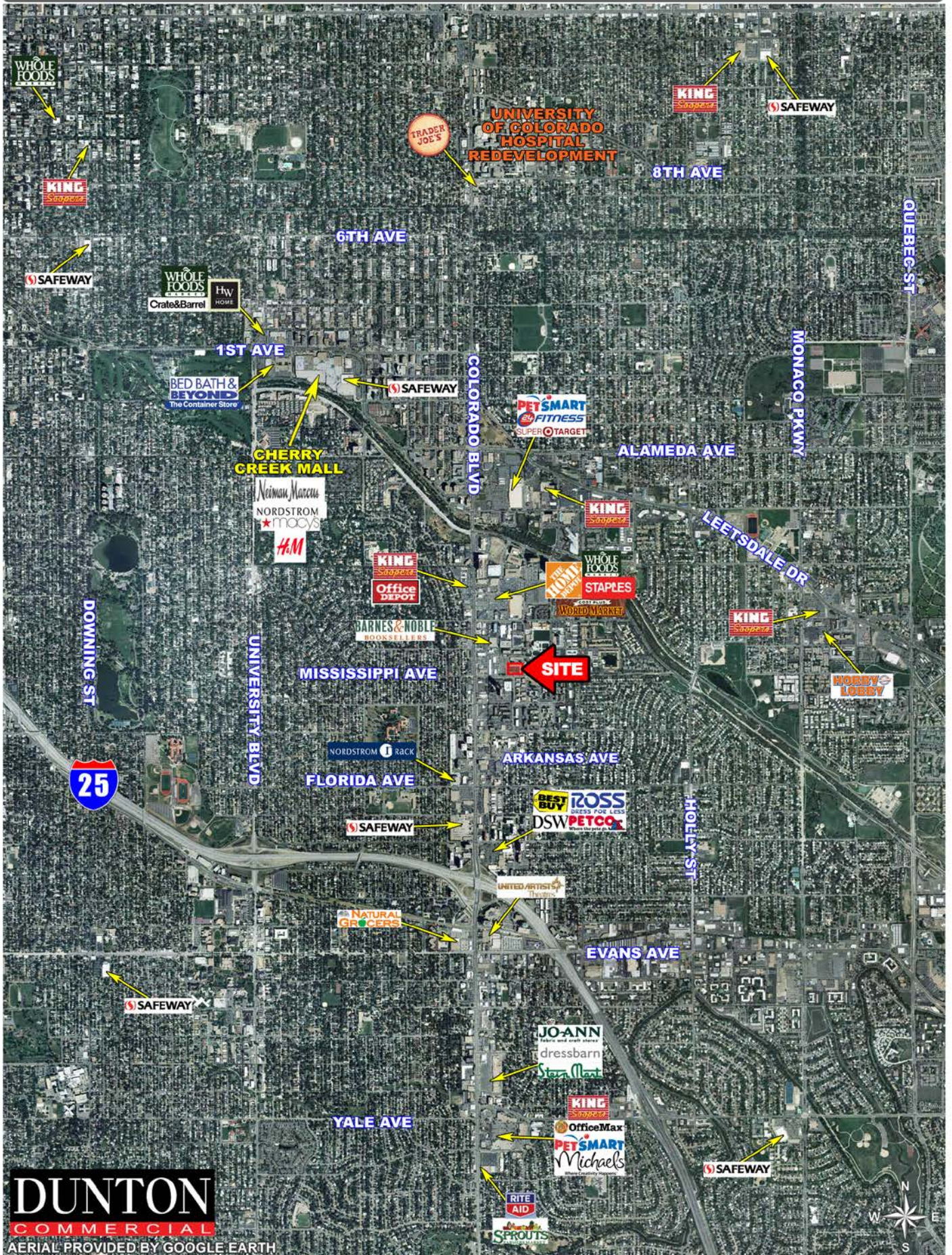
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since 1904

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Mississippi Avenue & Colorado Boulevard



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AERIAL PROVIDED BY GOOGLE EARTH

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\DUNTON\CO BLVD TRADE AREA.PSD